

57 AVE. INDUSTRIAL WAREHOUSE

3347 57th AVE S.E. CALGARY, AB
ISSUED FOR DP: (26/04/20)



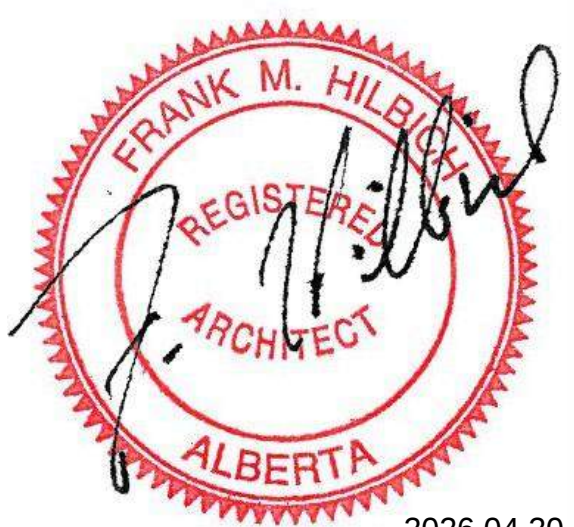
DRAWING LIST	
ARCHITECTURAL	
SHEET NUMBER	SHEET NAME
DP0.0	COVER SHEET
DP1.0	EXISTING SITE PLAN & SITE PHOTO
DP1.1	PROPOSED SITE PLAN
DP1.2	LANDSCAPE PLAN
DP1.3	TRUCK TURNING PLANS
DP1.4	SITE DETAILS
DP1.5	SITE & LANDSCAPE DETAILS
DP2.0	MAIN FLOOR PLAN
DP2.1	SECOND FLOOR PLAN
DP2.2	ENLARGED PLANS
DP3.0	ELEVATIONS
DP3.1	ELEVATIONS
DP3.2	LIMITING DISTANCE CALCULATIONS
DP3.3	RETAINING WALL ELEVATIONS
DP4.0	BUILDING SECTIONS
DP5.0	3D PERSPECTIVE



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Registered REVIT LT 2026

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2026.04.20

FRANK HILBICH ARCHITECT INC.
PERMIT No. AC 10214
ISSUED PURSUANT TO THE
ARCHITECTS ACT OF ALBERTA

ISSUE DATE:	YY/MM/DD
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ISSUED FOR DP: 26/04/20

#	REVISION	BY	DATE

PROJECT NAME:

57 AVE. INDUSTRIAL
WAREHOUSE

ADDRESS:

3347 57th AVE S.E. CALGARY, AB
LOT: 9
BLOCK:8
PLAN: 2007 JK

DRAWING TITLE:

COVER SHEET

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GENERAL INFORMATION:

MUNICIPAL ADDRESS:	3347 57TH AVE S.E. CALGARY AB
LEGAL ADDRESS:	LOT: 9 BLOCK: 8 PLAN: 2007 JK
WITHIN THE:	SEC. 33 - TWP. 23 - RGE. 29 - W.4M.
DEVELOPMENT PERMIT:	TBD
BUILDING PERMIT:	TBD

SITE INFORMATION:

ZONING:	I-G
USES:	GENERAL INDUSTRIAL - LIGHT
PARCEL AREA:	8215.1 sq.m ² (2.03ha.)
TOTAL EXISTING BUILDING AREA:	2081.95sq.m ²
EXISTING BUILDING(S) TO BE DEMOLISHED:	
INDUSTRIAL BUILDING	SHOP 835.41sq.m ²
CANVAS BUILDING(S):	CANVAS BLDG. 1 & 2 1040.84sq.m ²
TOTAL AREA OF BUILDING TO BE DEMOLISHED:	1876.25sq.m ²
EXISTING CANVAS BUILDING(S) TO REMAIN:	
CANVAS BUILDING(S):	CANVAS BLDG. 3 205.70sq.m ²
FLOOR AREA RATIO (GFA / SITE):	
SETBACKS:	
FRONT YARD:	MIN. 4.0m (1P2007 - 915(b))
REAR YARD:	MIN. 1.2m (1P2007 - 916(1)(b)(i))
SIDE YARD EAST:	MIN. 4.0m (1P2007 - 917(2)(d)) RELAXATION REQUIRED
SIDE YARD WEST:	MIN. 1.2m (1P2007 - 917(1)(b)(i))
BUILDING HEIGHT:	NO MAXIMUM HEIGHT (1P2007 - 912(1))
MAIN BUILDING:	

SITE PLAN LEGEND:

EXISTING BUILDING TO REMAIN:	
EXISTING BUILDING TO BE DEMOLISHED:	
PROPERTY LINE:	
SETBACK:	
OVERHEAD POWER LINES:	
U.G. SANITARY LINE:	
U.G. WATER LINE:	
U.G. STORM LINE:	
U.G. GAS LINE:	
FENCE LINE:	
OUTLINE OF ROOF:	
CANTILEVER ABOVE:	
UTILITY RIGHT AWAY:	

SITE PLAN ABBREVIATIONS:

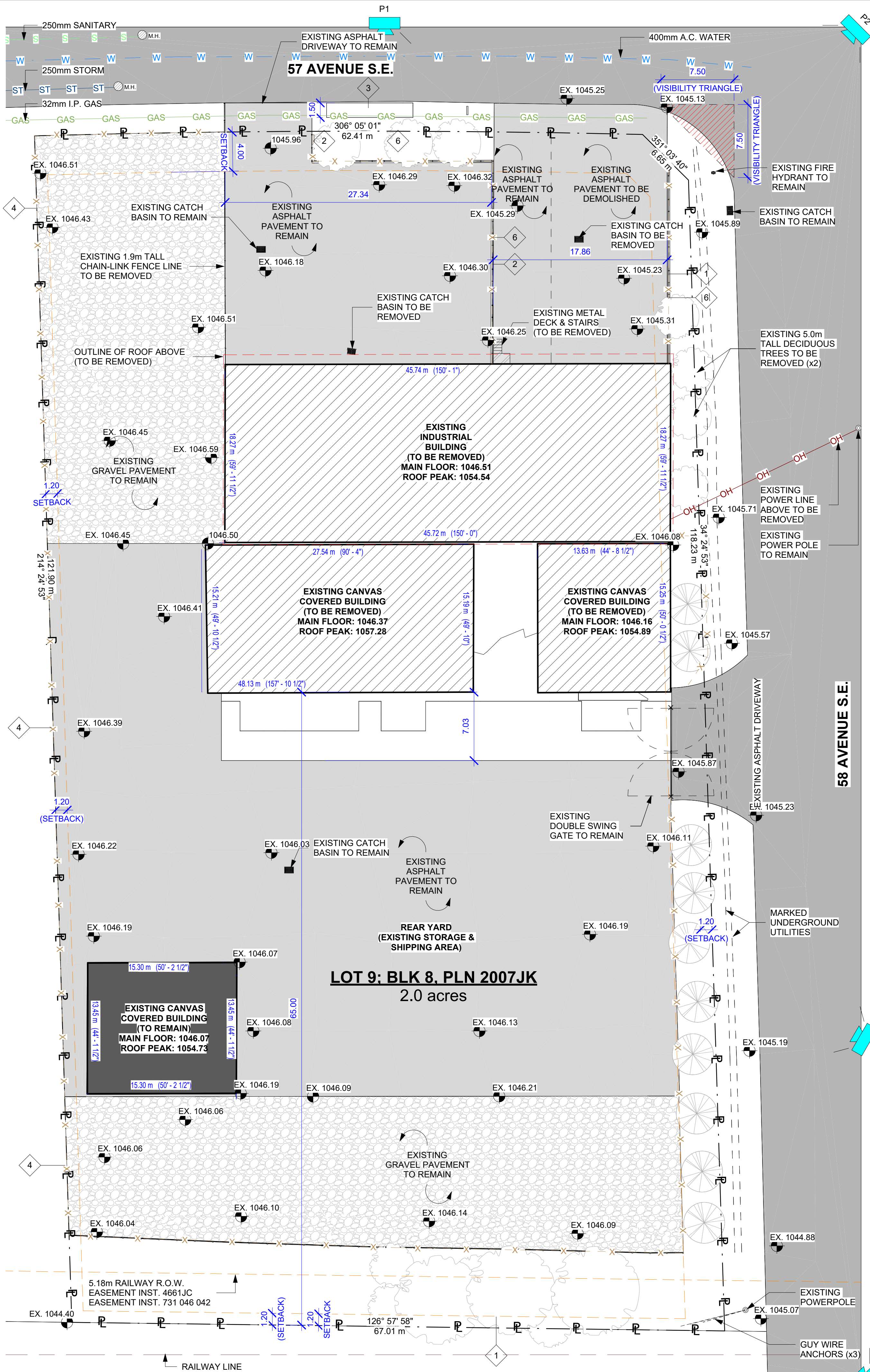
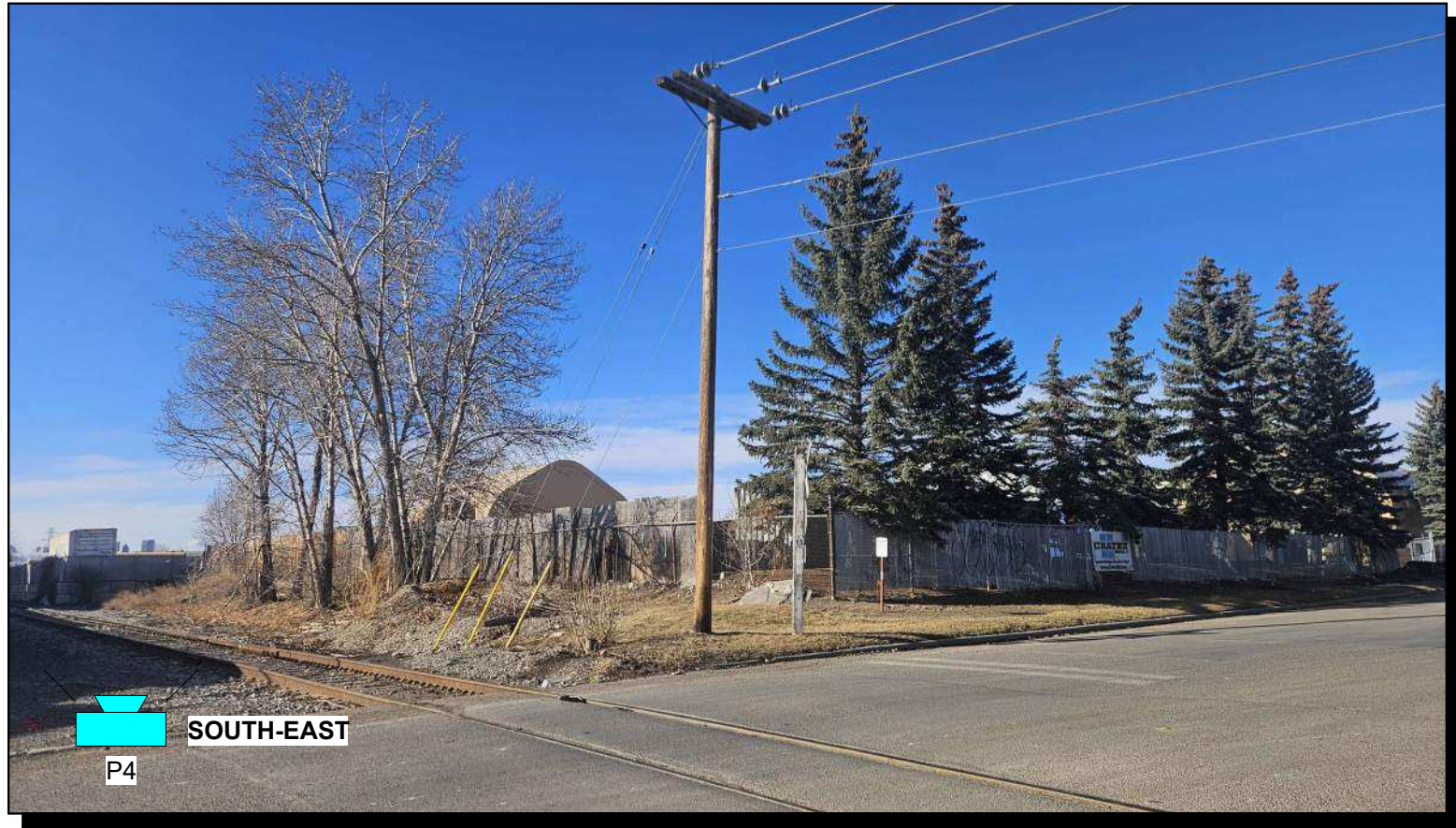
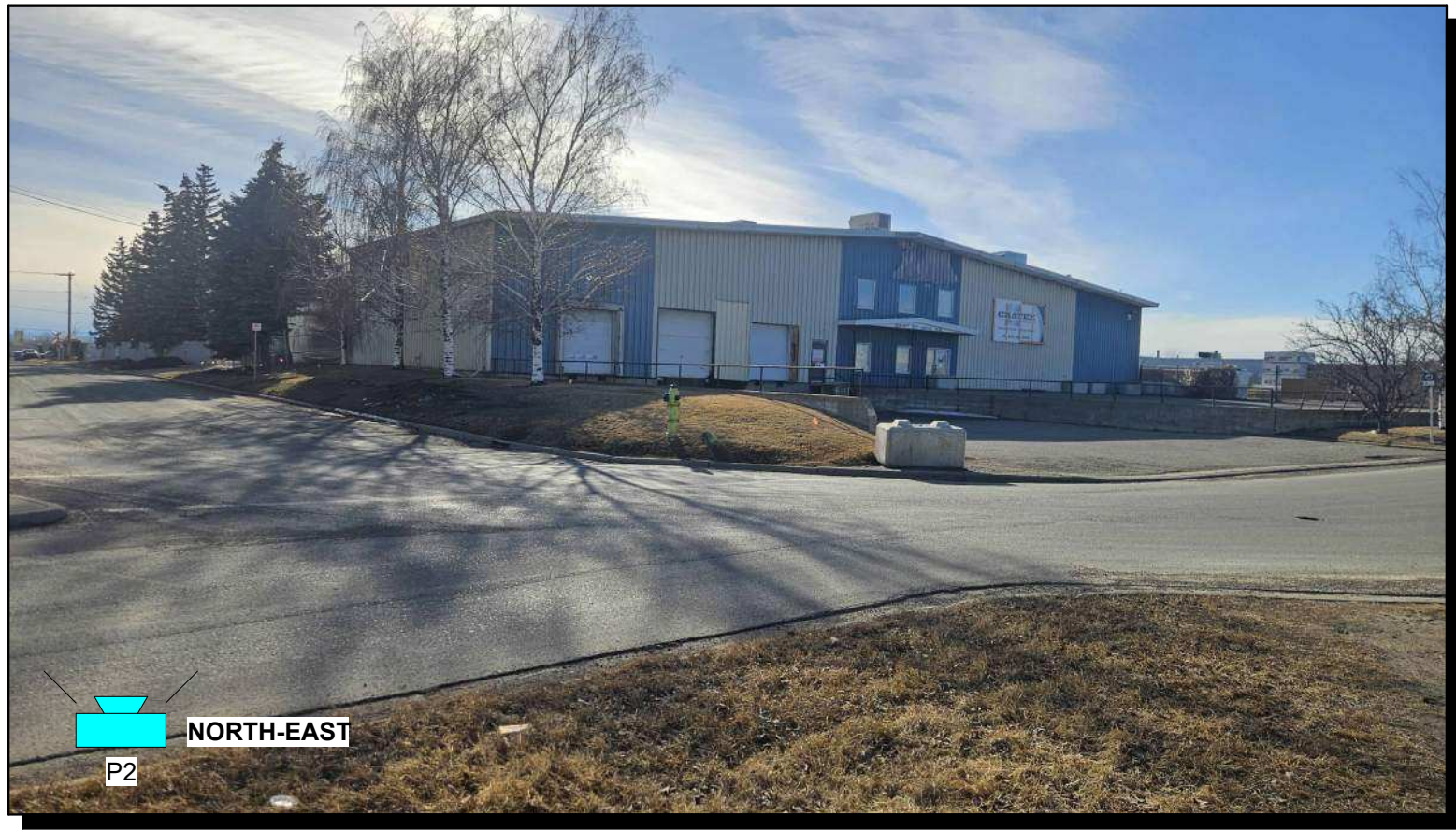
FG:	FRONT OF GRADE
RG:	REAR GRADE
TR:	TOP OF ROOF
TJ:	TOP OF JOIST
TFW:	TOP OF FOUNDATION WALL
TF:	TOP OF FOOTING
EX:	EXISTING

GENERAL NOTES:

1. REFER TO LANDSCAPE PLAN FOR LANDSCAPING & PLANTING DESCRIPTION & INFORMATION
2. ALL EXISTING SITE PLAN ELEMENTS TO BE CONSIDERED AS EXISTING U.N.O.
3. ALL EXISTING SITE PLAN ELEMENTS TO REMAIN AS IS U.N.O.
4. ALL EXISTING SITE STRUCTURES & ELEMENTS BEYOND SUBJECT PARCEL PROPERTY LINE TO REMAIN AS -IS U.N.O.

EXISTING SITE PLAN KEYNOTES

1. EXISTING METAL GUARD RAILS TO REMAIN
2. EXISTING METAL GUARD RAIL TO BE REMOVED
3. EXISTING BUS STOP TO REMAIN
4. EXISTING 1.9m TALL CHAIN-LINK FENCE LINE TO REMAIN (5 / DP1.4)
5. EXISTING 2.4m TALL WOOD FENCE LINE TO REMAIN
6. EXISTING RETAINING WALL TO REMAIN



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ADDRESS:
3347 57th AVE S.E. CALGARY, AB
LOT: 9
BLOCK: 8
PLAN: 2007 JK

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EXISTING SITE PLAN &
SITE PHOTOS

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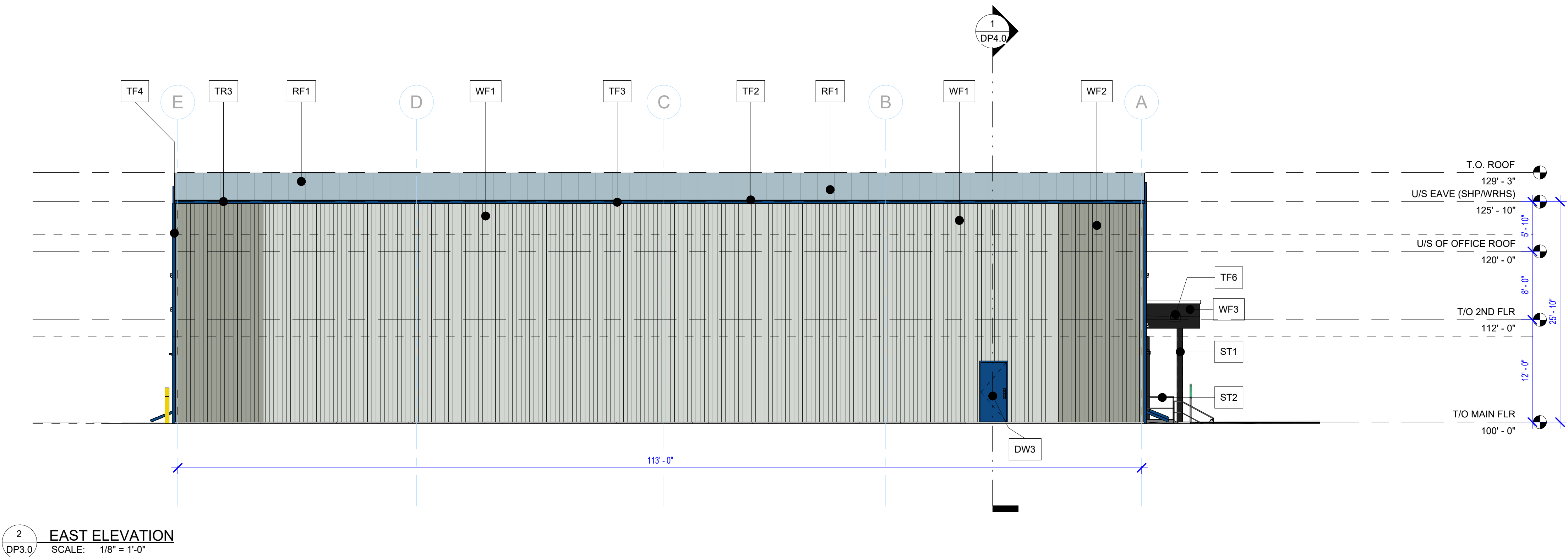
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TAG	MATERIAL
WF1	BEHLEN - METAL INSULATED PANEL COLOUR: WHITE WHITE
WF2	BEHLEN - METAL INSULATED PANEL COLOUR: STONE GREY
DW1	VINYL WINDOW COLOUR: BLACK TRIM & FRAME
DW2	OVERHEAD DOOR COLOUR: WHITE
DW3	STEEL DOOR COLOUR: ROYAL BLUE
DW4	ENTRANCE DOOR COLOUR: BLACK
DW5	DOCK DOOR COLOUR: WHITE
TF1	BUILDING SIGNAGE COLOUR: ROYAL BLUE
TF2	PRE-FINISHED ALUMINUM FASCIA COLOUR: ROYAL BLUE
TF3	PRE-FINISHED ALUMINUM EAVESTHROUGH COLOUR: ROYAL BLUE
TF4	PRE-FINISHED ALUMINUM DOWNSPOUT COLOUR: ROYAL BLUE
TF5	PRE-FINISHED METAL FASCIA COLOUR: BLACK
TF6	PRE-FINISHED METAL SCUPPER COLOUR: BLACK
RF1	STRANDING SEAM METAL ROOF COLOUR: LIGHT BLUE
RF2	CANOPY ROOF COLOUR: BLACK
ST1	STEEL COLUMN COLOUR: PAINTED BLACK
ST2	GALVANIZED STEEL GUARD RAIL COLOR: METALLIC GREY
ST3	CONCRETE FILLED BOLLARDS COLOUR: PAINTED 'SAFETY YELLOW'
UT1	EXTERIOR LIGHT (WALL PACK) COLOR: GREY



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ELEVATIONS

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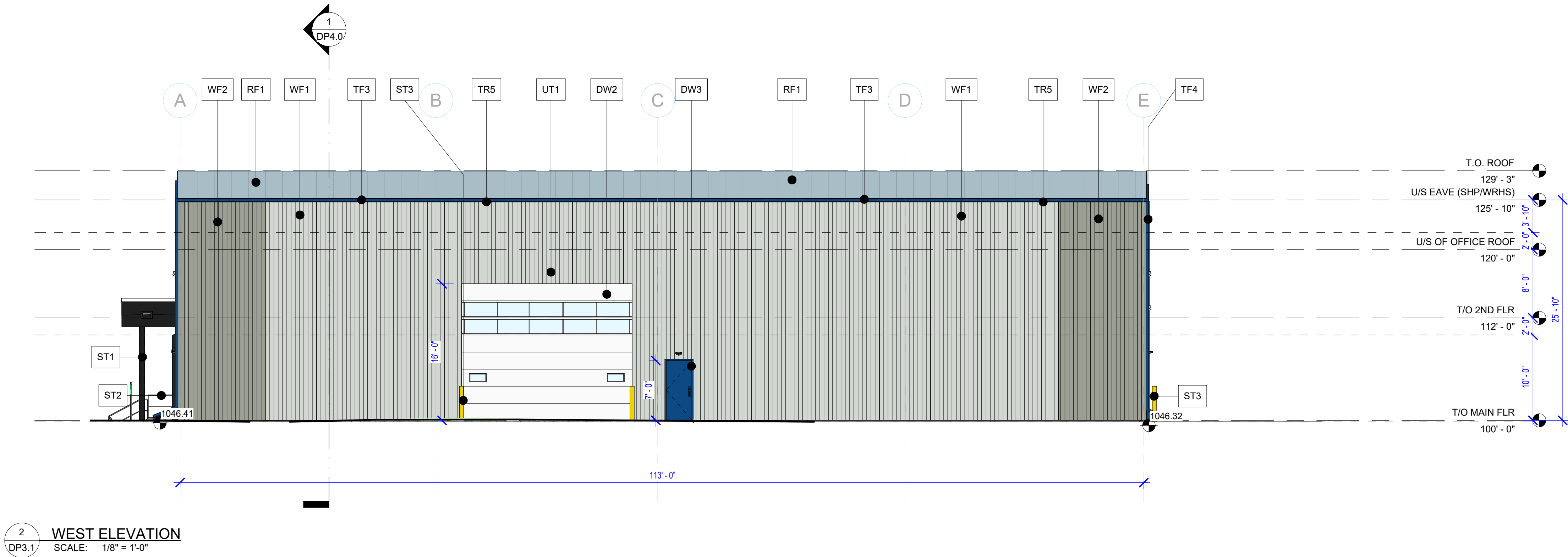
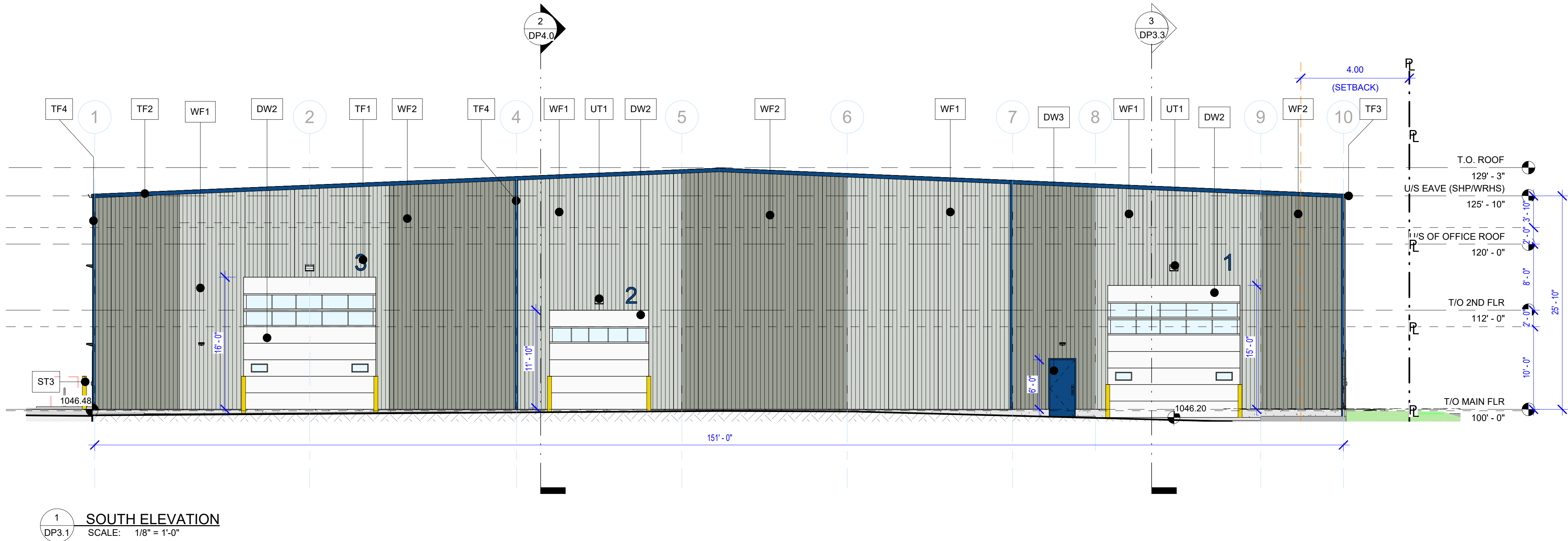
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